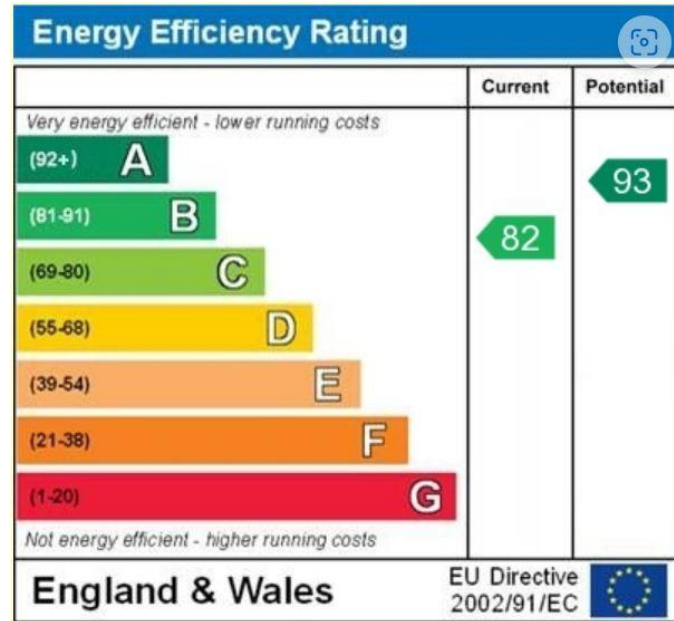


AGENTS NOTE

Freehold.

Council Tax Band- D, Knowsley Council.



11 Bearwood Road, Kirkby, L33 2AF



DETACHED FAMILY HOME, EDGE OF ESTATE ENJOYING RURAL VIEWS, FOUR BEDROOMS- ONE WITH ENSUITE, LARGE KITCHEN/DINER AND UTILITY ROOM. DOWNSTAIRS WC. INTEGRAL GARAGE AND DRIVEWAY. ENCLOSED GARDENS. BE QUICK!

This detached house sits on the edge of the popular 'Bellway' estate of Melling View in Kirkby. The property is well presented throughout and makes a perfect family home for any family buyers. The spacious accommodation comprises entrance hallway, WC, lounge, large kitchen/diner with French doors to the garden, utility room and integral garage to the ground floor. to the first floor are four good sized bedrooms, the master having an ensuite shower room and the family bathroom. Externally there is a double width driveway offering parking for two cars and giving access to the garage. Gated side access leads into the enclosed rear lawned gardens. Enjoying rural views over the fields to the front, this is an opportunity not to be missed- be quick!

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



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£260,000



Property Features

- Detached Family Home
- Well Presented Throughout
- Four Good Sized Bedrooms
- Master With Ensuite Shower Room
- Large Kitchen/ Diner To The Rear



Full Description

ENTRANCE HALLWAY

9' 11" x 3' 2" (3.03m x 0.99m)

Composite double glazed entrance door. Doors off to various rooms. Staircase leading to the first floor landing. Radiator.

WC

6' 4" x 2' 8" (1.95m x 0.82m)

Obscured double glazed Upvc window to the front. Suite comprising WC and pedestal wash hand basin. Tile splash backs. Radiator.

LOUNGE

14' 5" x 11' 5" (4.41m x 3.50m)

Double glazed Upvc window to the front. Television point. Radiator. Double doors lead into the



KITCHEN/DINER

21' 4" x 9' 9" (6.52m x 2.98m)

Double glazed Upvc window to the rear overlooking the gardens and double glazed Upvc French doors leading out to the gardens. Range of wall and base units incorporating worksurfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated double oven. Integrated four ring gas hob with stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Under stairs cupboard. Radiator. Door leading through to the



UTILITY ROOM

7' 9" x 5' 8" (2.38m x 1.75m)

Composite double glazed door leading out to the side. Wall and base units incorporating worksurfaces with inset stainless steel sink and drainer with mixer tap over. Integrated washing machine. 'Ideal' boiler. Radiator.

INTEGRAL GARAGE

17' 8" x 7' 10" (5.40m x 2.40m)

Up and over garage door. Power and light.

FIRST FLOOR LANDING

10' 0" x 4' 9" (3.07m x 1.47m)

Doors off to various rooms. Loft access. Radiator.

FRONT BEDROOM ONE

13' 9" x 11' 6" (4.21m x 3.52m)

Double glazed Upvc window to the front enjoying views over fields. Radiator. Door leading through to the

ENSUITE

6' 9" x 6' 8" (2.07m x 2.05m)

Obscured double glazed window to the front. Suite comprising walk in double shower cubicle with mains double headed shower, pedestal wash hand basin and WC. Heated towel rail. Tiled walls. Tiled flooring.

FRONT BEDROOM TWO

14' 11" x 8' 0" (4.56m x 2.46m)

Double glazed Upvc window to the front enjoying views over the fields. Airing cupboard. Radiator.

REAR BEDROOM THREE

10' 8" x 7' 8" (3.27m x 2.35m)

Double glazed Upvc window to the rear. Radiator.

REAR BEDROOM FOUR

10' 7" x 7' 7" (3.25m x 2.33m)

Double glazed Upvc window to the rear. Radiator.

BATHROOM

7' 5" x 7' 4" (2.27m x 2.26m)

Obscured double glazed Upvc window to the rear. Suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap over and WC. Tiled walls. Tiled flooring. Radiator.

FRONT

The property is approached by a double width driveway that provides off road parking for two cars and gives access to the garage. There is a small lawn with shrubs and trees. Gated side access leads down the side of the property into the rear gardens.

REAR

The main gardens lie to the rear of the property and are enclosed. Enjoying a sunny aspect, these gardens are laid to lawn. There is an outside power point and tap.

